

THE REAL ESTATE MARKET.

MORRIS PARK TO BE CUT UP INTO BUILDING LOTS.

Part of the Famous Racetrack Will Be Sold at Auction—It Is in a Section of the Bronx Where Much Building Is Under Way—Fine Deal in Lewis Street.

The most interesting announcement made in some time is to the effect that the old Morris Park racetrack, which has long been an obstacle to the northward development of the city, is at last to be placed on the market.

The tract comprises about 265 acres of fine level land in the highest part of east Bronx, with a gentle slope down to the shores of the Sound. It lies between Pelham Bay parkway, the New York, New Haven and Hartford Railway, Williams bridge road and Broadway avenue. The new electric train service of the New York and Harlem road forms the southern boundary and a number of other rapid transit lines intersecting the property make it very accessible to Manhattan.

Since the tract passed into the hands of the present owners, the Fidelity Development Company, an army of workmen have been engaged in cutting and paving streets, laying gas and water pipes and in many other ways preparing it for the market.

It is expected that the lots will be put up at auction in large blocks in the near future. The first offering will be of a handsome piece of the northwestern corner of the property, about 350 lots, which will be sold at auction during the latter part of this month.

The general selling agents are the Bankers' Realty and Security Company and the auctioneers will be the McVickar-Gaillard Realty Company.

Private Sales.

GREENWICH STREET.—Charles E. Duroso has sold to Leopold D. Shea for Ida Bens of Chicago the four story tenement at No. 303 Greenwich street, on lot 24.1832.783.9.

TWENTY-FIFTH STREET.—H. J. Saywood and T. Van Sant have sold to Morris Weinstein to Ferdinand Benner No. 330 West Twenty-fifth street, a three story stable, on lot 2039.

TWENTY-SEVENTH STREET.—T. Van Sant has sold to C. Rosenbaum for Anna Kroll and Elizabeth Wisniewski No. 330 West Twenty-seventh street, two three story and basement dwellings, on lot 4039.9.

12TH STREET.—George R. Read & Co. have sold to Nevins & Perelman Nos. 78 and 80 East 12th street, two three story frame dwellings, on lot 4039.11, adjoining the southwest corner of Park avenue.

NINETY-EIGHTH STREET.—Schmidler & Knapp have sold to Charles Judelson, No. 213 East Ninety-eighth street, a five story tenement, on lot 25100.11.

SEVENTY-SIXTH STREET.—The Harrison estate has sold No. 59 East Seventy-sixth street, a two story stable, on lot 25100.2.

LEWIS STREET.—L. V. Rossi & Co. have sold to Rosenblum & Schall to Max Kevs the six story loft building at No. 102 Lewis street, on lot 2131.

SEVENTH STREET.—Jesse Landwehr has sold to Rosa Nahan No. 310 West Seventh street, a three story dwelling, on lot 4100.3.

11TH STREET.—Robert Levers has sold for a client No. 121 West 11th street, a two story dwelling, on lot 18100.11. A farm of thirty-one acres in Sullivan county was given in part payment.

18TH STREET.—George F. Picken has sold for David Price No. 18 West 18th street, a three story dwelling, on lot 20100.11. The buyer will occupy the house.

10TH STREET.—E. Shaban, in conjunction with W. L. Frank, has sold No. 10 to 14 East 10th street, three five story double flats, each on a lot 26100.11; also Nos. 18 and 18 East 10th street, two five story double flats each on lot 26100.11.

18TH STREET.—D. H. Scully has sold for Joseph Herbst to Mrs. S. Devoe No. 213 West 18th street, a three story dwelling, on lot 18100.11.

WEST FARMS ROAD.—William Peters & Co. have sold for Charles Graham the plot, 100x100, at the northeast corner of West Farms road and Devoe street, also to Bertha Kessler a two family dwelling on the east side of Garfield street, 75 feet south of Morris Park avenue, also to John T. Gruendler lots Nos. 388 and 507, map of West Farms.

HUGHES AVENUE.—William Stonebridge has sold for James Freaney the plot, 50x100, at the southeast corner of Hughes avenue and 18th street, to Samuel Katz for immediate improvement with five story flats and stores.

Miscellaneous.

Thomas J. Gillen and James H. Stryker, formerly with Charles E. Duroso, have opened an office at No. 28 East Twentieth street, under the firm name of Gillen & Stryker. They will conduct a general real estate business. Klepper, Pickholtz & Mandel have completed eight high class four story apartment houses at Nos. 404 to 478, and at No. 429 Bainbridge street, Brooklyn. The apartments are finished in hardwood and have all the usual modern improvements.

Plans have been filed with Building Superintendent Murphy for a four story school to be built on 11th street, west of Cedar street, according to the estimate of the architect, Michael & Mitchell Bernstein. Plans have also been filed for adding a fourteen story to the Continental Insurance Building on Cedar street, west of William. The present thirteenth story will be extended to the top of the building, making it a full story in depth. The improvements are to cost \$50,000, according to the estimate of the architect, Francis H. Kimball. Other plans include a four story loft and store building to be erected for the estate of Julian T. Davies at Eighth avenue and Fifth street at a cost of \$5,000; a five story flat with store for Morris Weinstein at the southeast corner of Allen and Delancey street, to cost \$30,000; and two story flats, with stores, for Julius Fishman at the northwest corner of Avenue A and Eighth street, to cost \$120,000.

The Bronx flat comprises a three story dwelling to be built for E. Lorenza De Lorenzo on 17th street, east of Clinton avenue, to cost \$5,000.

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